

QLDC Council**30 April 2015****Report for Agenda Item: 13****Mayor's report****Purpose**

To summarise the Mayor's activities since the date of the last report and to raise other items of democratic and general interest, including a summary of actions taken in response to the decisions made at previous Council meetings.

Recommendation

That Council:

- a. **Note** the report;
- b. **Approve** Councillor [name to be added] attending the 2015 Local Government New Zealand annual conference.
- c. **Appoint** [name to be added], a Trustee from the Queenstown Lakes Community Housing Trust, as the Council's representative on the Trust.
- d. **Grant** a new lease to the Wanaka Yacht Club over 1272 m² of Section 14 Block XV Town of Wanaka, with an increased footprint to allow for the proposed building extension subject to the following conditions:
 - Term 33 years
 - Rent pursuant to the Community Pricing Policy and reviewed every two years
 - Other terms and conditions to reflect the current lease
 - Current lease to be surrendered
 - Resource and building consent being granted
 - Subject to final plans being generally in accordance with plans dated 17 November 2014
 - Construction to be completed within three years of the lease approval
 - Building materials to be on site only once construction has commenced
 - Ownership of improvements to transfer to Council on lease expiry
- e. **Approve** the renewal of a Licence to Occupy to the Wanaka Yacht Club over approximately 2588 m² of Section 6 Block XV Town of Wanaka, subject to the following conditions:
 - Term of three years with two renewals by mutual agreement
 - Rent pursuant to the Community Pricing Policy and reviewed every two years
 - Terms of the existing licence to be used

- f. **Grant** a commercial licence to occupy to Cycle Tours New Zealand for commercially guided tours on the properties listed below and subject to the following special conditions:

Term: Two years

Renewal: 2x two year renewals, with the prior agreement of both parties

Use: Commercially guided biking and walking tours

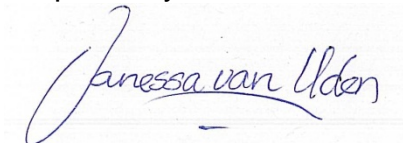
Assignments: With the approval of Council

Special conditions:

- Maximum group size of 12 persons including 2 guides. Groups up to 6 require 1 guide. Group sizes 7 to 12 require 2 guides.
- Council to review the licence at each renewal taking into account any relevant track strategies endorsed by Council.
- Council to retain the absolute right to restrict tracks as conditions and track use dictate. Initially the Outlet and Deans Bank tracks are to be excluded from the approved licence, until such point as Council decides that they are suitable for guiding. Should further tracks be removed from the licence, the Council will provide no less than one week's notice to the licensee.

Queenstown/Wakatipu Trails – Queenstown Lakes District Council recreation reserve land				
Trail Name & Map Ref.	Proposed Activity	Landowner/s	Legal Description	Title Reference
Jacks Point Track	Biking, walking	QLDC Recreation Reserve	Lot 70 DP 9249	95114
Lake Hayes Walkway	Biking, walking	QLDC Bendemeer Bay Recreation Reserve	Section 65 Blk IX Shotover SD	OT17C/1329
		QLDC Recreation Reserve	Lot 3 DP 15096	129117
		QLDC Recreation Reserve	Lot 4 & Pt Lot 5 DP 15096	464206
Wanaka/Hawea Trails – Queenstown Lakes District Council recreation reserve & freehold land				
Eely Point	Biking, walking	QLDC Eely Point Recreation Reserve	Sec 29 Blk XIV Lower Wanaka SD, Sec 1543R Blk XIV Lower Wanaka SD	OT7B/497
Beacon Point	Biking, walking	QLDC Beacon Point Recreation Reserve	Sec 71 Blk XIV Lower Wanaka SD	1701
		QLDC Recreation Reserve	Lot 9 DP 18825	OT10A/14
		QLDC Recreation Reserve	Pt Lot 3 DP 19057	OT13A/1038
		QLDC Recreation Reserve	Pt Lot 2 DP 17422	5997
Outlet Track	Biking, walking	QLDC Clutha Outlet Recreation Reserve	Sec 59 Blk XIV Lower Wanaka SD	OT15C/528
Deans Bank Track	Biking, walking	QLDC Recreation Reserve	Pt Sec 28 Blk V Lower Wanaka SD	4D/1290
		QLDC Recreation Reserve	Lot 1 DP 375247	302906
Waterfall Creek Track	Biking, walking	QLDC Roys Bay Recreation Reserve	Sec 46 Blk III Lower Wanaka SD	2290
Damper Bay Track	Biking, walking	QLDC Damper Bay Recreation Reserve	Secs 12, 18 Blk XIII Lower Wanaka SD, Pt Sec 4 Blk XV Lower Wanaka SD, Sec 14 SO 397287	474509
Upper Clutha River Track (true right bank)	Biking, walking	QLDC Recreation Reserve	Sec 1 SO 431144	568321
		QLDC Freehold	Sec 2 SO 24616	OT18C/526
Hawea River Track	Biking, walking	QLDC Freehold	Lot 1 DP 20555 and Lot 1 DP 24534	OT16C/1158

Prepared by:



Vanessa van Uden
Mayor
16/04/2015

Mayor's Activities

The following is a summary of the principal functions and meetings attended by the Mayor over the period 24 March – 29 April 2015:

- Zone 5 and 6 LGNZ meeting, Dunedin
- Cake judging at Queenstown Primary School Fair
- Chairing Southern Strategic Health Plan meeting
- Meeting with CODC reps re forestry holdings
- Official Opening of Chitty Chitty Bang Bang, Wanaka Airport
- Meeting with Todd Barclay, MP for Clutha Southland
- Meeting with staff re arrangements for emergency preparedness exercise
- Meeting with representatives of Queenstown Trails Trust, Department of Conservation and Queenstown Mountain Bike Club re trail development
- Mayors' Taskforce for Jobs visit
- Rules Reduction Taskforce meeting
- 10 Year Plan drop-in sessions
- More FM radio interview
- Queenstown Housing Issues meeting
- Queenstown Labour Force meeting
- DQ Forum
- Governance and Strategy Advisory Group meeting, Wellington
- Meeting with Mr Nguyen Viet Dung, Ambassador of Viet Nam
- Queenstown Trails Trust meeting
- Trade Waste Bylaw hearing
- Citizenship Ceremony
- Anzac Day official ceremonies
- QAC Board meeting

Queenstown Lakes Community Housing Trust

Within the Trust document for the Queenstown Lakes Community Housing Trust is provision for Council to appoint one trustee as its representative on the Trust.

Dennis Pezaro has fulfilled this role since the beginning of the Trust but with Dennis's resignation as a Trustee, Council needs to appoint a new representative.

The current Trustees are:

- David Cole
- Stephen Brent
- Gigi Hollyer
- Peter Southwick
- Joanne Conroy

Local Government New Zealand Annual Conference

Traditionally the Mayor, Chief Executive and one Councillor attend the annual LGNZ Conference. We usually share attending, and I would encourage anyone that has not attended to put their hand up. To date, Councillor Gilmour has expressed an interest in attending the conference this year, which is being held from 19-21 July in Rotorua. The registration fee for the conference is \$1410.00 if paid before 3 June and is \$1510.00 if paid after this date.

New Ground Lease and New Building – Upper Clutha A & P Society

The Wanaka Community Board considered a report at its meeting held on 15 April 2015 which presented the hearings panel's recommendation on an application from the Upper Clutha A & P Society for a new ground lease on the Wanaka Showgrounds for a longer term and larger area than their current lease. The larger lease area was sought by the Society in order to extend their current building on the reserve.

The recommendation arose from a hearing held on 25 February 2015 at which a number of opposing submissions from neighbouring property owners were presented. Their main points of opposition were as follows:

- a) Negative impact of the extended building on visual amenity
- b) Inappropriate to have a storage building on a recreation reserve
- c) Need to have a Management Plan in place for the reserve
- d) Granting the lease will be contrary to the principles of the Reserves Act
- e) Rowing Club seeking their own building so will not benefit from this proposal
- f) The surrounding neighbourhood has changed and developed and what may have been appropriate in the past is no longer appropriate
- g) Poor consultation

The hearings panel had recommended that granting a new lease to the Upper Clutha A & P Society be deferred until such time as a Reserve Management Plan is completed and this was the recommendation considered at the Wanaka Community Board meeting.

It should be noted that the Board's delegations do not extend to final authority over matters covered under the Reserves Act, and the Board's decision on this recommendation are a recommendation to the full Council for a final decision.

The Board chose not to support the hearings panel's recommendation and instead it was determined that the Board:

1. Note the contents of this report;
2. Resolve that granting a new lease to the Upper Clutha A & P Society over the Wanaka Showgrounds, being part section 12 Block XV, Town of Wanaka be deferred and that a report on this matter be brought back to the Board by August 2015;
3. Recommend to Council that a Reserve Management Plan for the Wanaka Recreational Reserve be undertaken in the 2015/16 year.

The Council will consider the priority of developing a Reserve Management Plan for the Wanaka Recreational Reserve (the showgrounds) when determining the Chief Executive's work programme for 2015/16.

Portfolio Leader reports

Operations

A meeting has been held with The Trails Trust, DOC, and the Queenstown Mountain Bike Club to clarify issues around the extent of the Council's involvement with trails in the Wakatipu.

As advised by the CEO, a new General Manager Operations has been appointed and will begin work with the Council in three months.

Funding has been brought forward from existing budgets for design work to be undertaken on the Shotover Cemetery. This is because space in Queenstown is filling faster than anticipated.

Planning and Development

The following activities have occurred over the past month.

- Councillor and staff bus trip around proposed SHAs.
- Further development of Council's SHA lead policy to ensure purposes of SHAs are met as far as QLDC is able to influence them under this national legislation. Lead policy agenda item in today's meeting proposes inclusion of requirements for affordable housing negotiations, mechanisms for community retention of affordable housing, and restrictions on short-term and visitor accommodation use of housing within SHAs. This lead policy is a guideline for proposed private developer agreements on accepted SHAs.

- Discussions with Community Housing Trust and subsequent Councillor agreement to include discussion on affordable and community housing in Stage II of the District Plan Review.
- More discussion and work on the residential chapter, especially the medium density debate.
- More discussion and work on draft heritage inventory, especially Kawarau Falls Station historic buildings.
- More discussion and refinement of rural, landscape, Gibbston special character and rural residential/living chapters of District Plan Review. Among important changes from the operative plan are protection of rural purpose land-use, protection of waterways from intensive dairying, allowing farmers to build required buildings with fewer resource consent requirements, acknowledgement that increasing knowledge of natural risks might mean changes of development capacity in future, ecosystem services protection, night sky protection, consideration of fire risk from vegetation to rural homeowners, banning planting of wilding prone trees, safeguarding potable water and productive soil resources, ensuring farming is protected from reverse sensitivity issues, acknowledging large-scale extractive land-use is unlikely to be an appropriate land-use, protection of Queenstown and Wanaka airports from noise sensitive activities, creation of a rural industrial sub zone and streamlining resource consent requirements by specifying what activities are permitted and standards to be met by them.
- Discussion with neighbours of various proposed SHAs re the concerns over lack of consultation and notice of proposals. The normal channels of the RMA and District Plan have been largely overridden by the HASHA Act, under which SHAs are considered.

Infrastructure

Water Metering

- Project is on track

Fergburger Project

We are working through potential redesign and solutions for the seating and stone wall components of the work and believe through changes in the design some significant savings can be achieved. It is the intention to have Fulton Hogan undertake the Stage 1 works commencing next week as planned whilst we work through the Stage 2 redesign. Stage 2 is primarily seating and stone walls.

Maintenance Contracts

- Waters – Transition workshops are underway.
- SMART contract has hit a growth threshold for a variation has been raised as an internal submission.
- Landfill contract costs are over budget due to volume increases (population driven).

Update on Projects

Malaghans Road road rehabilitation and shoulder widening: Roading work is complete; guardrail and signage to be completed by May.

EAR/Glenda Drive: Road 2 (link between Glenda Drive and roundabout in EAR) is due for completion by May 2015; roundabout on State Highway and 350m of EAR is due completion by November 2015. There has been a change in sequence with local roads and services to being completed before the roundabout and EAR, but this does not affect overall programme.

Hawea Water supply new bore and UV treatment: Construction has started with excavation for the UV treatment building and pipe installation. The project is expected for completion in September 2015.

Edgewater gravity sewer: Stage 1 to commence and be completed this financial year (Wanaka Station Park to Mt Aspiring Road). Future sections will be staged over the following years. Tender awarded and contractor gearing up for construction.

Beacon Point Road/Mt Aspiring Road: Design is complete and tender documents are being reviewed. The project is to be procured this year and carry forward construction into 15/16, pending NZTA approval.

Ardmore Street build-outs and Brownston Street parking: Both projects are out to tender this week.

There is a lot of work going in to getting the adjusted capital programme for this financial year completed or at least for some projects, started.

Recent Meetings

Property Subcommittee minutes (12 March 2015)

- Building Expansion – Queenstown Ice Arena
- Building Expansion – Kiwi and Birdlife Park
- Affected Owner Consent – Retaining Wall on Boundary – Shotover Park Limited

Property Subcommittee minutes (20 March 2015)

- “Slopestyle” Bike Jump Event, Ballarat Street Carpark

Property Subcommittee minutes (26 March 2015)

- Temporary Road Closure Application – Arrowtown Autumn Festival
- Licence to Occupy Road Reserve, ZQT Ltd, 5 Athol Street, Lot 1, DP 20244, Queenstown
- Application for an Exemption under Section 6 of The Fencing of Swimming Pools Act 1987, Crill, 66 Domain Road, Wakatipu Basin
- Application for an Exemption under Section 6 of The Fencing of Swimming Pools Act 1987, McKay, 558 Mount Barker Road, Wanaka

Property Subcommittee draft minutes (9 April 2015)

- Authorisation to Executive Affected Persons Approval Form to Showbiz Queenstown
- Reserve Encroachment at 633 Frankton Road

Wanaka Community Board draft minutes (15 April 2015)(Circulated separately)

- *Proposed New Ground Licence and Lease for the Wanaka Yacht Club
- New Ground Lease and New Building: Upper Clutha A&P Society
- *Cycle Tours New Zealand – Application for Commercial Guided Tours on Queenstown Lakes District Tracks
- Mt Burke Station – Stopping and Vesting of Road
- Licence to Occupy – Existing Cardrona LPG Tank
- Wanaka Transport Strategy Review
- Chair's Report

**The reports from WCB meeting on these items are attached to provide background to recommendations.*

Attachments

- A Property Subcommittee minutes (12 March 2015)
- B Property Subcommittee minutes (20 March 2015)
- C Property Subcommittee minutes (26 March 2015)
- D Property Subcommittee draft minutes (9 April 2015)
- E Wanaka Community Board draft minutes (15 April 2015) (circulated separately)
- F Action list from previous Council meetings